



BOARD MEMBERS

Marvin Beatty

Chairperson

Diane Winn

Vice-Chairperson

David Esparza

Benjamin Hogue

Jonathan C. Kinloch

Akua Budu-Watkins

Nathan K. Ford

CITY OF DETROIT
BOARD OF ZONING APPEALS
Coleman A. Young Municipal Building
2 Woodward Avenue
Suite 212
Detroit, Michigan 48226
(313) 224-3595

TYRONE U. MILLER

DIRECTOR

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **OCTOBER 22, 2002**, on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

The Vice-Chairman of the Board Diane Winn, called the meeting to order and Director Miller called the roll at 9:28 a.m.

BOARD MEMBERS PRESENT:

- (1) Benjamin Hogue, Board Member
- (2) Diane Winn, Vice-Chairperson
- (3) Johnathan C. Kinloch, Board Member
- (4) Akua Budu-Watkins, Board Member
- (5) David Esparza, Board Member

BOARD MEMBERS ABSENT:

- (1) Marvin Beatty Chairman (excused)
- (2) Nathan Ford, Board Member (unexcused)

NOT PRESENT FOR THE ENTIRE MEETING: none

MINUTES:

Minutes were approved for October 8, 2002.

9:00

CASE NO.: 160-02

APPLICANT: POSITIVE IMAGES

LOCATION: 4829 & 4835 COPLIN, between E. Warren and E. Forest in a R2 zone (Two-Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Lots 227 & 228 in the Jefferson Park Land Co. LTD (Plats) Subdivision (Liber 47, page 6 of Wayne County Records).

PROPOSAL: POSITIVE IMAGES requests permission to establish a parking lot for existing rooming house and substance abuse center in a R2 zone. This case is appealed because this use is not permitted in a R2 zone. **(Sections 62.0403 Use Variance). SM**

ACTION OF THE BOARD: Mr. Kinloch made a motion to GRANT.

Affirmative: Mr. Hogue, Kinloch, Esparza
Ms. Budu-Watkins, Winn

Negative: none

GRANTED

9:15 **CASE NO.:** **163-02**

APPLICANT: **ELIZABETH OJO**

LOCATION: **19220 VAN DYKE (aka 19244 VAN**
 DYKE), between Suzanne and E. Seven
 Mile Rd. in a B4 zone (General Business
 District).

LEGAL DESCRIPTION OF PROPERTY: Lots 3 thru 12 in
the House Van Dyke 7 Mile Rd
Subdivision (Liber 49, Page 26 of Wayne
County Records).

PROPOSAL: **ELIZABETH OJO** requests permission to
establish a child care center in a B4 zone.
This case is appealed because of deficient
front and rear yards. **(Sections 62.0402**
(G) Dimensional Variance). AP

ACTION OF THE BOARD: Mr. Kinloch made a motion to take case
under **ADVISEMENT**.

Affirmative: Mr. Hogue, Kinloch, Esparza
Ms. Winn

Negative: none

Ms. Budu-Watkins was not present for the vote

ADVISEMENT

9:30

CASE NO.: 164-02

APPLICANT: KENNETH GRUSZEZYNSKI

LOCATION: 1775 VAN DYKE, between Kercheval and Paul in a R5 zone (Medium Density Residential District).

LEGAL DESCRIPTION OF PROPERTY: Lot 20 in the Shipherds Subdivision (Liber 14, Page 61 of Wayne County Records).

PROPOSAL: KENNETH GRUSZEZYNSKI requests permission to legalize the construction of a rear addition and wing walls and awning in front of multiple family dwelling. This case is appealed because of deficient rear yard. **(Sections (G) Dimensional Variance). LH**

ACTION OF THE BOARD: Mr. Esparza made a motion to take case under **ADVISEMENT**.

Affirmative: Mr. Hogue, Kinloch, Esparza
Ms. Winn

Negative: none

Ms. Budu-Watkins was not present for the vote

ADVISEMENT

10:00 CASE NO.: 161-02

APPLICANT: ANGELA JACKSON

LOCATION: 15022 TIREMAN, between Coyle and Robson in a B4 zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: Lots E 19.7 ft 1196; 1197 in the Frischkorns W. Chicago Blvd. (also P12 Plats) (Liber 46, Page 11 of Wayne County Records).

PROPOSAL: ANGELA JACKSON requests permission to establish a child day care center in a B4 zone. This case is appealed because of deficient front and side yards, deficient lot area and lot width and deficient play area. **(Sections 62.0402 (G) Dimensional Variance). AP**

ACTION OF THE BOARD: Mr. Hogue made a motion to take case under **ADVISEMENT**.

Affirmative: Mr. Hogue, Kinloch, Esparza
Ms. Winn

Negative: none

Ms. Budu-Watkins was not present for the vote

ADVISEMENT

Affirmative: Mr. Hogue, Kinloch, Esparza
Ms. Winn

Negative: none

Mr. Hogue a motion to **CONTINUE ADVISEMENTS.**

Affirmative: Mr. Hogue, Kinloch, Esparza
Ms. Winn

Negative: none

**ADVISEMENTS CONTINUED INDEFINITELY
UNTIL FURTHER NOTICE**

There being no further business to be transacted, Board Member Hogue motioned that the meeting be adjourned. This motion was seconded by Board Member Esparza who was unanimously carried and the meeting adjourned at 12:00 p.m.

RESPECTFULLY SUBMITTED

TYRONE U. MILLER
DIRECTOR

TUM/atp